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144, 9501 72 Avenue  
Grande Prairie, Alberta

MLS # A2199860



\$140,000

Division:	South Patterson Place		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, See Remarks		

Inclusions: refrigerator, dryer, washer, refrigerator

IMMEDIATE POSSESSION POSSIBLE! 3 bedroom, 1 bathroom townhouse condo in the family friendly area of 'Park Place on 72nd Ave'. This unit has updated flooring and main floor laundry, 3 big bedrooms upstairs including the primary with 2 closets. Living room has access to the fenced back yard for own use as well as concrete patio area and outside storage shed. School with playground across the street, plus shopping, convenience stores, transit route and more in the neighbourhood. Great little community within the big City! Take the 3D Tour to have a closer look. Contact a REALTOR&reg; today for more info or to view.